

**1. ASSOCIATION OF HOMEOWNERS  
EAGLE POINT, INC.  
P.O. BOX 350496  
GRAND ISLAND, FL 32735-0496**

Minutes of Annual Meeting Saturday January 20, 2024

1. Meeting was called to order at 1:07 p.m.
2. Members in attendance were Bill Beverly, Caesar & Candie Geiger, Les & Marcia Vandercook, Linda Branthover, Marvin & Lynne McIntosh, Sue & Gary McLain, Jim and Garnet Picking, John Davis, Skip and Michele Mc Call, Jon Biegler, June Short, Steve & Traci Hartford, Eric & Cheryl Evans, Paul Mezyk, Jonathan Shirley & Amy King, and Jon Grejdus.
3. Quorum was met to hold meeting -16 lot owners plus 8 valid proxies.
4. Election of Board Members.
  - The membership nominated, seconded and approved John Davis as president for a 3 year term.
  - The membership nominated, seconded and approved Jon Grejdus as vice-president to complete his 2 year term expiring in December 2025.
  - The membership nominated and seconded Sue McLain and Caesar Geiger for Secretary/Treasurer for a 3 year term. A vote was held and Caesar won with 10 votes to 5.
  - The membership nominated, seconded and approved Les Vandercook to the board for a 3 year term.
  - The membership nominated, seconded and approved Sue McLain to the board for a 2 year term.
  - The membership nominated, seconded and approved Jonathan Shirley to the board for a 1 year term.
5. The membership voted to disband the AC and use the ARC per the covenant rules instead. The election of ARC members is as follows:
  - The membership nominated, seconded and approved Michele Mc Call for a 2 year term.
  - The membership nominated, seconded and approved Linda Branthover for a 1 year term.
  - The membership nominated, seconded and approved Jon Biegler for a 3 year term.
  - The membership nominated, seconded and approved Steve Hartford for a 2 year term.

Eagle Point HOA Board Members				
Name	First Elected	Current Term	Expires	Elected Officer
John Davis	Jan-21	3 year	Dec-26	President
Jon Grejdus	Jan-23	2 year	Dec-25	Vice President
Caesar Geiger	Jan-17	3 year	Dec-26	Secretary/Treasurer
Skip Mc Call	Jan-22	3 year	Dec-24	
Les Vandercook	Jan-18	3 year	Dec-26	
Sue McLain	Jan-24	2 year	Dec-25	
Jonathon Shirley	Jan-24	1 year	Dec-24	
ARC Board Members (formerly AC)				
Name	Elected	Term	Expires	Elected Officer
John Biegler	Jan-24	3 year	Dec-26	
Caesar Geiger	Jan-24	3 year	Dec-26	Secretary/Treasurer
Michele Mc Call	Jan-24	2 year	Dec-25	
Steve Hartford	Jan-24	2 year	Dec-25	
Linda Branthover	Jan-24	1 year	Dec-24	

6. Minutes of the January 21, 2023 Annual meeting were approved with the addition of John Biegler attending and ARC changed to AC.

7. Treasurers report for 2023 read and approved:

Income: (from Dues & Interest 1/1/2023 thru 12/31/2023) = \$5,510.31

Expenses:

Communications	\$ 43.43
Insurance	\$ 695.04
Legal Fees	\$ 175.00
Postal Box	\$ 138.00
Street Lights	\$ 3,423.92
Fed. Taxes	\$ 0.00
State Taxes	\$ 61.25
Misc.	\$ 22.11
Total	\$ 4,558.75

Assets:

Money Market Account	\$ 28,926.68
Checking Account	\$ 286.56
Trustco Bank CD Acct	\$ 0.00
Total	\$ 29,213.24

8. Old Business

- a. The detention pond information/progress was reported on by Caesar Geiger. A written bid from Classy Oak to partially cut/totally clear the 2 detention ponds was presented. A motion was made and seconded to leave the trees and brush around the ponds natural and as is. Discussion ensued and the President called for a vote. The motion passed by 13 to 1.

9. New Business and General Discussion

- a. A motion was made, seconded and approved to notify Lot 23 to cut down the 2 dead trees at the southwest corner of the property due to the potential damage to nearby building structures and violation of covenants by March 1st, 2024, or the association will take legal action to have them removed per the covenants.
- b. Budget for 2024 was approved.
- c. Next annual meeting date to be January 18<sup>th</sup>, 2025.

10. Adjournment at 3:07 PM.

Respectfully submitted, Caesar Geiger, Secretary/Treasurer